

# FOR SALE

2 RETAIL / OFFICE BUILDINGS & VACANT LAND

## FOUR PARCEL PACKAGE

1201, 1215, 1217 N Monroe Street, W Boone Avenue & N Monroe Street | Spokane, WA 99201

**KIEMLEHAGOOD**

**TONY VILLELLI**

D | 208.661.3044

[tony.villelli@kiemlehagood.com](mailto:tony.villelli@kiemlehagood.com)

**BRANDON PETERSON**

D | 509.755.7541

[brandonp@kiemlehagood.com](mailto:brandonp@kiemlehagood.com)



# FOUR PARCEL PACKAGE FOR SALE

1201, 1215, 1217 N Monroe Street,  
W Boone Avenue & N Monroe Street  
Spokane, WA 99201

## OFFERING PRICE \$2,200,000

### OFFICE/RETAIL BUILDING

1201 N Monroe Street

Parcel #: 35182.1307  
Building Size: ±1,736 SF  
Lot Size: ±7,796 SF

### OFFICE/RETAIL BUILDING

1215 N Monroe Street

Parcel #: 35182.1305  
Building Size: ±1,609 SF  
Lot Size: ±6,202 SF

### ADJACENT PARKING LOT

1217 N Monroe Street

Parcel #: 35182.1304  
Lot Size: ±5,147 SF

### VACANT LAND

W Boone Avenue & N Monroe Street

Parcel #: 35182.3210  
Lot Size: ±17,164 SF













DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	17,721	121,336	229,394
Projected Pop 2030	17,969	121,673	227,760
2024 Average HHI	\$71,314	\$89,326	\$96,304
2024 Median HHI	\$49,913	\$64,597	\$71,642
Median Age	35.7	35.5	36.7
Est Daytime Pop	43,247	113,480	187,776



TRAFFIC COUNTS

N Monroe Street	±15,530 ADT
W Boone Avenue	±6,563 ADT





**KIEMLEHAGOOD**

**TONY VILLELLI**

208.661.3044

[tony.villelli@kiemlehagood.com](mailto:tony.villelli@kiemlehagood.com)

**BRANDON PETERSON**

509.755.7541

[brandonp@kiemlehagood.com](mailto:brandonp@kiemlehagood.com)

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.